



Carlos Alvarez, Mayor

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MIAMI, FLA.

Procurement Management

111 NW 1st Street • Suite 1300

Miami, Florida 33128-1974

T 305-375-5289 F 305-375-4407 305-372-6128

miamidade.gov

August 31, 2009

All Responding Proposers (See Distribution List)

SUBJECT: RFQ No. 678
Real Estate Services Pool to Assist with the Neighborhood Stabilization Program

Dear Proposers:

Evaluation of proposals tendered in response to the above cited solicitation has been completed. The County Manager or designee has recommended award as shown in the attached document.

This notice is provided in accordance with Section 4.8 of the solicitation and Sections 2-8.3 and 2-8.4 of the Code of Miami-Dade County. Our provision of this notice also serves to confirm the lifting of the Cone of Silence from this procurement action as dictated by Section 2-11.1(t) of the County Code.

We appreciate the participation of all proposers which responded to the subject action. If you have any questions, please contact me at 305-375-3642 or bpearl@miamidade.gov.

Sincerely,

Pearl P. Bethel

Pearl P. Bethel, CPPB
Procurement Contracting Agent

Distribution List:

- | | |
|---|--|
| 1. Pinnacle Housing Group, LLC | 13. National Housing Trust-Enterprise Preservation Corporation |
| 2. RUDG, LLC | 14. ELCO Landmark Residential Holdings, LLC |
| 3. Neighborhood Housing Services of South Florida, Inc. | 15. Community Housing Group LLC |
| 4. Carlisle Development Group LLC | 16. United Development Communities, Inc. |
| 5. S.A.S.S.I Special Asset Support Services Inc. | 17. One Stop Solution |
| 6. Centennial Management | 18. St. John Community Development Corporation |
| 7. Keyes Newport LLC | 19. South Florida Board of Realtists, Inc. |
| 8. Prescient, Inc. | 20. Bainbridge Construction LLC |
| 9. Pointe Developers, Inc. | 21. Maxwell & Partners, LLC |
| 10. Prime Investors and Developers, Inc. dba Prime Homebuilders | 22. Fortune Construction Group, Inc. |
| 11. Lancaster Homes and Construction Services, Inc. | 23. Miami Beach Community Development Corporation |
| 12. Metro Realty of South Florida Inc. | |

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- | | |
|---|---|
| 24. Miami Dream Homes Investment Group, Inc. | 50. JHC Contractors, Inc. |
| 25. Gurri Matute PA | 51. Advanced Housing Corporation |
| 26. RERG Development, LLC | 52. Foster & Clark Real estate Services, LLC |
| 27. S.P.E.C. Incorporated | 53. Placeres Construction Inc. |
| 28. Vizcaya Estates Developers Inc. | 54. The Construction Project, Inc. |
| 29. Nations Mortgage Services, Chartered | 55. Gables Realty & Associates, Inc. |
| 30. BHI Group and Affiliates (Breakstone Construction Co.) | 56. AG Real Estate Services, Inc. |
| 31. Q TOO LLC | 57. Florida International Realty & Management Inc. |
| 32. Cornerstone Development Management Services, LLC | 58. Urban Redevelopment Corp. |
| 33. First Interstate Finance Corp. dba FIFC Property Management | 59. REO Asset Preservation Inc. |
| 34. Fusion Freight Inc. | 60. Amerifirst Realty of Florida Corp. |
| 35. Portico Construction Inc. | 61. Intuitive Systems Corporation |
| 36. Diversified Construction & Restoration, Inc. | 62. FBM General Contracting Corp. |
| 37. Property Assessment Group, LLC | 63. Brickell Village Realty, Inc. |
| 38. City of Opa-locka | 64. Pedro Realty, Inc. and Pedro Realty International |
| 39. F&L Developers, Inc. | 65. Trust Realty |
| 40. Rossel Construction Group, Inc. | 66. Rudge Wood Flooring, Inc. |
| 41. Citadel Property Group, LLC | 67. Management & Consulting Inc. |
| 42. The Commercial Management | 68. One Stop Realty Center, Inc. |
| 43. South Florida Realty, Inc. | 69. Storck Real Estate & Property management, Inc. |
| 44. Adamo Community Solutions, Inc. | 70. One Property Management LLC |
| 45. Tropex Construction Services, Inc. | 71. Century 21 King Realty of Miami |
| 46. A and C Builders, LLC dba Cymbal Development | 72. Chanel Realty, LLC |
| 47. Sellstate Distinct Realty | 73. America Realty & Investments, LLC |
| 48. EZ Datalinx | 74. City Property Realty, Corp. |
| 49. ADAAG Consulting Services, LLC (ACS) | 75. Sonia Nittinger |
| | 76. Equity Resources Group LLC |
| | 77. Commercial Appraisal Group Company |
| | 78. Concorde Title Insurance Agency, Inc. |

Attachment: County Manager Award Recommendation

cc: Clerk of the Board
Edward Shafer, Assistant County Attorney
File

Memorandum

MIAMI-DADE
COUNTY

Date: August 14, 2009
To: George M. Burgess
 County Manager
From: Amos C. Roundtree
 for
 Miriam Singer, CPPO
 Director
 Department of Procurement Management
Subject: Recommendation for Approval to Award Contract No. RFQ678: Real Estate Services to Assist With The Neighborhood Stabilization Program

RECOMMENDATION

It is recommended that the County Manager approve award of a contract to procure real estate services to assist with the Neighborhood Stabilization Program for the General Services Administration Department.

CONTRACT NO: RFQ678
CONTRACT TITLE: Real Estate Services to Assist With The Neighborhood Stabilization Program
DESCRIPTION: To establish a pool of pre-qualified real estate professionals to assist the County with the purchase, rehabilitation and sale of single-family homes and the purchase, rehabilitation and lease-up of multi-family residential housing properties for the Housing and Economic Recovery Act 2008 and for the Neighborhood Stabilization Program.
TERM: Four years
APPROVAL TO ADVERTISE: April 6, 2009
CONTRACT AMOUNT: \$950,000
USING/MANAGING AGENCY AND FUNDING SOURCE:

<u>Department</u>	<u>Allocation Request</u>	<u>Funding Source</u>
General Services Administration	\$950,000	Neighborhood Stabilization Funds

METHOD OF AWARD: Awarded to the recommended responsive, responsible vendor, based on the evaluation criteria established in the solicitation. A full and open competitive Request for Qualifications process was used.

George M. Burgess

Award of Contract No. RFQ 678: Real Estate Services to Assist With the Neighborhood Stabilization Program

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**VENDORS RECOMMENDED
FOR AWARD:**

Vendor	Address	Principal	Award Category
Pinnacle Housing Group, LLC (Local vendor)	9400 S. Dadeland Blvd. Suite 100 Miami, FL 33156	Louis Wolfson III	Single and Multi-Family
RUDG, LLC (Local vendor)	315 S. Biscayne Blvd. 4 th Floor Miami, FL 33131	Jorge M. Perez	Single and Multi-Family
Neighborhood Housing Services of South Florida, Inc. (Local vendor)	300 N.W. 12 th Avenue Miami, FL 33128	Arden Shank	Single and Multi-Family
Carlisle Development Group LLC (Local vendor)	2950 S.W. 27 th Avenue Suite 200 Miami, FL 33133	Matthew Greer	Multi-Family
S.A.S.S.I. Special Asset Support Services Inc. (Local vendor)	801 Madrid Street Suite 202 Miami, FL 33134	Gladys M. Diaz	Single and Multi-Family
Centennial Management (Local vendor)	5709 N.W. 158 Street Miami Lakes, FL 33014	Lewis V. Swezy	Multi-Family
Keyes Newport LLC (Local vendor)	3211 Ponce de Leon Suite 202 Coral Gables, FL 33134	Stuart Zook	Single and Multi-Family
Prescient, Inc. (Local vendor)	2600 Douglas Road Suite 800 Coral Gables, FL 33134	Arturo Torano	Single Family
Pointe Developers, Inc. (Local vendor)	2030 Douglas Road Suite 180 Miami, FL 33134	Ralph Velocci	Single and Multi-Family
Prime Investors and Developers, Inc. dba Prime Homebuilders (Local vendor)	4651 Sheridan Street Suite 480 Hollywood, FL 33021	Freddy Abbo	Single Family
Lancaster Homes and Construction Services, Inc. (Local vendor)	683 North Biscayne River Drive Miami, FL 33169	Meir Benzaken	Single and Multi-Family
Metro Realty of South Florida Inc. (Local vendor)	140 N.E. 83 rd Street Miami, FL 33138	Harris Millman	Single Family
National Housing Trust- Enterprise Preservation Corporation (Non-local vendor)	1101 30 th Street NW Suite 400 Washington, DC 20007	Michael Bodaken	Multi-Family

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ELCO Landmark Residential Holdings, LLC (Non-local vendor)	825 Parkway Street Suite 4 Jupiter, FL 33477	Joseph Lubeck	Multi-Family
Community Housing Group LLC (Local vendor)	367 N.E. 28 th Avenue Homestead, FL 33033	Fernando Martinez	Single Family
United Development Communities, Inc. (Local vendor)	3415 Galt Ocean Drive Suite 370 Ft. Lauderdale, FL 33308	Curtis Mimna	Single Family
One Stop Solution (Local vendor)	7154 N. University Drive Suite 115 Tamarac, FL 33321	Martin Salkey	Single and Multi-Family
St. John Community Development Corporation (Local vendor)	1324 N.W. 3 rd Avenue Miami, FL 33136	Nelson L. Adams	Single and Multi-Family
South Florida Board of Realtists, Inc. (Local vendor)	600 N.W. 183 rd Street Suite 206 Miami Gardens, FL 33169	Danny Felton	Single Family

PERFORMANCE DATA:

There are no performance issues with the recommended firms.

COMPLIANCE DATA:

There are no compliance issues with the recommended firms.

VENDORS NOT RECOMMENDED FOR AWARD:

Bainbridge Construction LLC
Maxwell + Partners, LLC
Fortune Construction Group, Inc.
Miami Beach Community Development Corporation
Miami Dream Homes Investment Group, Inc.
Gurri Matute PA
RERG Development, LLC
S.P.E.C. Incorporated
Vizcaya Estates Developers Inc.
Nations Mortgage Services, Chartered
BHI Group and Affiliates (Breakstone Construction Co.)
Q TOO LLC
Cornerstone Development Management Services, LLC
First Interstate Finance Corp dba FIFC Property Management
Fusion Freight Inc.
Portico Construction Inc.
Diversified Construction & Restoration, Inc.
Property Assessment Group, LLC

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Citadel Property Group, LLC
The Commercial Management
South Florida Realty, Inc.
Adamo Community Solutions, Inc.
Tropex Construction Services, Inc.
A and C Builders, LLC dba Cymbal Development
Sellstate Distinct Realty
EZ Datalinx
ADAAG Consulting Services, LLC (ACS)
JHC Contractors, Inc.
Advanced Housing Corporation
Foster & Clark Real Estate Services, LLC
Placeres Construction Inc.
The Construction Project, Inc.
Gables Realty & Associates, Inc.
AG Real Estate Services, Inc.
Florida International Realty & Management Inc.
Urban Redevelopment Corp.
REO Asset Preservation Inc.
AmeriFirst Realty of Florida Corp.
Intuitive Systems Corporation
FBM General Contracting Corp
Brickell Village Realty, Inc.
Pedro Realty, Inc. and Pedro Realty International
Trust Realty
Rudge Wood Flooring, Inc.
Management & Consulting Inc.
One Stop Realty Center, Inc.
Storck Real Estate & Property Management, Inc.
One Property Management LLC
Century 21 King Realty of Miami
Chanel Realty, LLC
America Realty & Investments, LLC
City Property Realty, Corp
Sonia Nittinger
Equity Resources Group LLC
Commercial Appraisal Group Company
Concorde Title Insurance Agency, Inc.

CONTRACT MEASURES:

The project was reviewed by the Department of Small Business Development. No measures will apply due to the funding source.

LIVING WAGE:

The Living Wage Ordinance does not apply.

USER ACCESS PROGRAM:

The contract does not contain the 2% User Access Program provision due to the funding source.

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LOCAL PREFERENCE:

The Local Preference Ordinance does not apply. This project is supported by federal funds.

PROJECT MANAGER:

Elva Marin, General Services Administration
Department

ESTIMATED CONTRACT
COMMENCEMENT DATE:

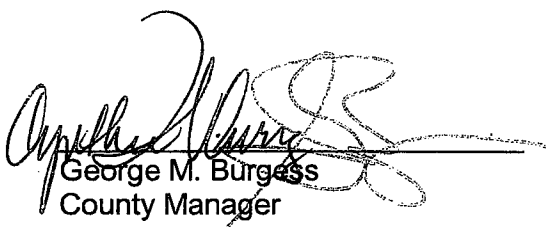
Three business days after recommendation is filed with the Clerk of the Board.

BACKGROUND

The Housing and Economic Recovery Act (HERA) appropriated \$3.92 billion for assistance to state and local governments for the redevelopment of abandoned and foreclosed homes. Through HERA, the U.S. Department of Housing and Urban Development allocated \$62,207,200 to the County to help stabilize neighborhoods throughout the Miami-Dade County community. The County has allocated a portion of the Neighborhood Stabilization Program (NSP) funds to acquire and rehabilitate foreclosed single-family homes and multi-family rental properties to be utilized for affordable housing, benefiting NSP income eligible households.

The County intends to utilize the pre-qualified pool members to assist with the purchase, rehabilitation and sale of single-family homes, and the purchase, rehabilitation and preparation for leasing of multi-family housing properties through the Neighborhood Stabilization Program. Work orders will be awarded to pool members pursuant to Implementing Order 2-11, giving the Mayor or Mayor's designee expediting authority to select the properties for acquisition and enter into purchase agreements.

Approved


George M. Burgess
County Manager

8/28/09
Date

Not Approved

George M. Burgess
County Manager

Date